

Ainsley Hall Mansion
Columbia, South Carolina

Richland Co.

HABS No. 13-16

HABS

SC

40-COLUM

-3-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
District No. 13

Historic American Buildings Survey
Samuel Lapham, District Officer
42 Broad St., Charleston, S.C.

AINSLEY HALL MANSION
BLANDING AND PICKENS STREETS
COLUMBIA, S. C.

1.
HABS
S.C.
40-COLUM
3

SURVEY NO. 13-16

Ainsley Hall Mansion was designed by Robert Mills, and built in ~~about 1823~~ ¹⁸²³ by Ainsley Hall, Esq., whose name it still bears, and who died during its construction.

It was taken over by the Presbyterian Theological Seminary, which was founded in 1828, as is shown on the portico entablature. It remained the Presbyterian Seminary until 1927, when Chicora College, an Institution of Learning for Women, used the building as an annex, until 1930.

At present, the building is one of a group that is being used as a home for missionaries and the children of missionaries, and is under the supervision of Miss Emily Dick. It is owned by The Presbyterian Synod of South Carolina, Alabama, Georgia, Florida and Mississippi.

It is probable that the present steps are not original, but otherwise the house appears to have had no changes, and is almost in its original state, except for the addition of conveniences, such as electric lights, furnace, and lavatory.

Source of material: Data given by the Rev. W. H. Pratt, of Columbia, to Mr. F. E. Sims, squad leader.

Approved

Samuel H. Hagan

District Officer #13

Reviewed 1936, H.C.F.

AINSLEY HALL MANSION

An Addendum to
~~Hall-Preston House~~
Blanding and Pickens Streets
Columbia, South Carolina
in HABS Catalog (1941)

Address: South side of Blanding Street between Pickens and Henderson Streets, Columbia, Richland County, South Carolina.

PART I. HISTORICAL INFORMATION

This brief comment and portions of the following written account by James C. Massey appeared in the "American Notes" section of the December 1963 (Vol. XXII, No. 4) issue of the Journal of the Society of Architectural Historians.

During an HABS campaign in the Piedmont Section of South Carolina, Architect Walter F. Petty brought. . .[a number of] unpublished manuscripts to our attention in the South Caroliniana Library at the University of South Carolina at Columbia. . .Copies [of these documents] are included with the HABS records of this mansion.

Mr. Petty, a member of the AIA Committee on Preservation of Historic Buildings, is leading a fight to save this building which has resulted in the organization of the Historic Columbia Foundation. This campaign has been successful; the entire city block, with house, has been purchased. The house will be restored very soon and a Robert Mills Memorial Park created, including a formal garden of the period - Ed.

During the 1820's, when Robert Mills was again in his native South Carolina, he designed a handsome mansion for his friend, Ainsley Hall, a prosperous Columbia merchant. Although the house is not well known,¹ its authorship and construction are thoroughly documented in a series of contracts and material lists published here for the first time.²

¹ It is not mentioned among Mills' Columbia work in: H. M. Pierce Gallagher, Robert Mills (New York: 1935). HABS records include 10 measured drawings and 10 photographs.

² I would like to thank Walter F. Petty, Columbia Architect and member of the AIA Committee on the Preservation of Historic Buildings, for permission to publish this material here, and for his generous help in preparing this article. For other Mills' records see: Samuel Lapham, Jr., "Architectural Specifications of a Century Ago, being a copy, with Commentary of Documents and Drawings for a Church on St. John's Island, South Carolina, by Robert Mills, Architect," Architectural Record, Mar. 1923, pp. 239-44, and "Robert Mills' Contemplated Addition to St. Michael's Church, Charleston and Doctrine of Sounds," with an Introduction by George W. Williams, Journal of the Society of Architectural Historians, v. XII, n. 1, Mar. 1953, pp. 23-31.

The mansion, on the south side of Blanding Street between Pickens and Henderson Streets, was one of Columbia's few early buildings to escape the ravages of the Civil War, and has survived only to be again threatened with destruction.

Robert Mills had returned to South Carolina at the invitation of the state government, and received appointment as "Engineer and Architect of the State and a commissioned seat in the Board of Commissioners of Public Works,"³ and soon undertook the building of the important Lunatic Asylum in Columbia, one of the pioneer asylums in the United States.⁴ It was while he was in Columbia that his close friend, Ainsley Hall, commissioned him to design this new house.⁵ Hall emigrated from England about 1800, settled in Columbia, and set himself up as a merchant. He prospered, and by the close of the War of 1812 had created a sizable fortune. He apparently made good use of it, for his tombstone is inscribed in part, "Enterprise and perseverance gave him success in trade and combined with enlightened views and a liberal spirit, enabled him to contribute largely to the prosperity of the Town of Columbia while an enlarged but discriminating benevolence rendered the ample fortune his industry had accumulated, the unceasing Source of Relief to the Distressed. . . ."

Mills' house is a stylish and substantial brick house of two stories on an elevated basement. The front and rear facades, although quite different, are both typical of Mills' work. In front is a handsome, tetrastyle, Ionic portico, raised on a brick arcade. A striking, seven-bay, arcaded porch extends across the rear, referred to in the carpentry agreement as the "South Colonnade." The center bay is slightly wider and emphasizes an unusual entry in the form of a concave recess with two doors separated by a niche in between. A concave ribbed arch head creates a partial dome effect. The windows are also typical of Mills. In front they are set in recessed brick arches on the first floor; while the rear has the popular three-part "Venetian" windows of the period on both floors, enriched with pilaster trim on the first. A straight-forward plan has four rooms to a floor with stylish curved ends to two rooms and the main hall.

The first item of expense for the house is dated April 5, 1823; final payment to the contractors was made between April and June in 1825.

³Mills' "Autobiography," published in Gallagher, op. cit., p. 161.

⁴The Mills building, with later additions by Samuel Sloan, still stands, part of the South Carolina State Hospital, and is now used as a nurses' home.

⁵Hall's old house, on the north side of Blanding Street near Pickens Street, immediately across the street from Ainsley Hall Mansion, was built in 1818, was sold by Hall in 1823, and still stands. Now known as the Hampton-Preston House after later owners, it has been attributed to Robert Mills. At one time it housed the Chicora College for women and is so identified in Mrs. Gallagher's book.

In addition to the main house, a number of outbuildings are mentioned in the carpentry contract--Kitchen, Wood House, Privy, Smoke House, and Carriage House--and also architect's estimates for a frame Gardener's House and for both brick and wooden fencing.

Hall did not live to occupy his new mansion; he, unfortunately, died in August of 1823 while on a vacation in Virginia,⁶ leaving his widow to complete its construction. She did, and in 1829 sold the house for \$14,000 to the newly formed Presbyterian Seminary. The new Seminary became a Southern religious center,⁷ and new buildings were added flanking Ainsley Hall's mansion. Law Hall, to the left of Ainsley Hall Mansion, was built in 1853, and Simons Hall, on the right of Ainsley Hall Mansion, was built in 1854. The architect of neither is known, and both were demolished in 1960. Today, although the outbuildings are gone, the house is substantially in its original state. Remarkably few alterations have been made through the years.

CARPENTRY AGREEMENT AND SPECIFICATION

The Articles of Agreement are thoroughly detailed, and Mills' role as a professional architect is defined by the provision that the work is to be done agreeable to his "designs and instruction." Regrettably, the whereabouts of the architect's drawings is not known.

This "Schedule and Description" is a detailed specification for a fashionable house of the period with "Venetian" windows, inside folding shutters, pilaster trim, and "circular partitions" to some of the rooms.

Articles of Agreement made and concluded this sixth day of May in the year of our Lord One thousand eight hundred and twenty three between Ainsley Hall on the one part, and Charles Beck Carpenter & undertaker on the other part.

Whereas, the said Ainsley Hall intends to erect certain buildings for residence in the town of Columbia, and to employ in the erection of the said buildings & in their finishing, a quantity of work in wood, And whereas this Charles Beck is willing & doth hereby undertake and contract to provide, and set in its proper place in the said buildings the aforesaid wood work done in the best and most workmanlike manner, and agreeably to the designs and instructions of Robert Mills Architect--

⁶ Ainsley Hall is buried in the First Presbyterian Church yard, Columbia, South Carolina. Mills may have designed his white marble monument.

⁷ Among its faculty was Dr. Joseph R. Wilson, father of President Woodrow Wilson. As a boy, the future President worshipped in the old carriage house, then being used as a chapel.

Now therefore it is agreed by & between the said parties hereunto & in the manner and form following viz--- On the part of the said Ainsley Hall it is covenanted & agreed with the said Charles. That in consideration of the work hereby stipulated to be done, being executed in a faithful & workmanlike manner, agreeably to the designs of the said Robt Mills, the said Ainsley will pay or cause to be paid to the said Charles from time to time such sums of money as the state of the work shall justify, yet in the rates, that when the said work shall be completed, the said sums shall not exceed Twenty five hundred dollars.-And when the buildings are completed, the balance that may be due is to be accounted for to the said Charles, according to an agreement previously entered into with him.

Schedule and Description of the Carpenters work referred to in the agreement entered into between Ainsley Hall and Charles Beck Carpenter. NB. In the annexed description a general reference is had to the drawings in order to designate the size of the buildings, divisions of the same into rooms etc., number of windows doors &c &c--

Main House - (Basement story)

All the doors & windows to be jaumb [sic] cased and faced with single architraves- windows to reveal 1/2 a brick outside & to shew a head quirk'd. The doors to be six pannel moulded 1 1/2 thick, hung with butts, and secured with locks &c.- The windows to have box framing, 2 inch moulded sashes hung with weights - Inside pannel shutters. plain moulded skirting to receive plastering, to all the rooms, passages &c. - The front and back door to have side lights, and the end door to have transom lights - The necessary dressers & shelves to the Kitchen, pantry and closets to be put up - plain neat mantles where required. to the fire places - plain neat stairs up to the principal floor, corner bead or strips to receive the plastering to the external angles.

Principal Story

All the doors and windows to be jaumb cased in a proper manner, & finished with double faced architraves or pilasters as may be directed. The doors to be dble work'd 2" thick pannelled. The principal rooms folding doors to be finished particularly to drawings as also the Venetian windows and front door. - All the window frames to be revealed, 2¹ mld^d sashes, dble hung with weights. the dressings to descend to floor, pannelled dado back and elbows - Inside shutters to fold in a box, front face pannelled back flaps clamped secured with fastenings &c in a proper manner. Dble torus moulded skirting on ground to all the rooms, passages & staircase, grooved into floor-- The floor of Joists to be counteracted [?], the floor of the best quality, secret nailed -- The stairs to be neatly & handsomely finished with a continuous rail of mahogany, & a scroll -- balusters of curled maple or mahogany: nosings moulded & mitered: risers dove-tailed into step - plain brackets.-- Circular stud partitions between

the South rooms & straight d^o all braced in the Parlor agreeably to drawing. Corner beads or strip, to the angles to reserve plastering. Carpet strips to all the doors. Handsome mantles to the fire places, if ordered, with the necessary hearth borders. The Carpenters work requisites to be done to the Portico to be executed, to prepare it for stuccoing. The South Colonnade or Piazza to extend the whole front -- The Columns to be of the Doric order, ceiling to be pannelled -- The floors to be finished in the best and most secure manner -- for the rest of the finish see the drawings. - The china closet and others to be properly shelved.

Chamber Story

The work to be done in this story is to be finished on every particular, where it corresponds in the plan like the work in the principal story - chimney mantles of a handsome kind included -- All the requisite centers to turn the arches, lintels over the openings & wood blocks &c. thro'out the buildings to be provided--

Roof

The Raising floor to be framed in a proper manner the Roof hipped, and framed with principal Rafters, & prepared for slating.- The Roof of Portico to shew a pediment front as in drawing; the ceiling prepared for plastering.- A full cornice to run round the whole building according to drawings a gutter work'd in the crown moulding.

Kitchen & Wood houses

All the carpenters work, required about these offices to be done agreeably to drawings in a plain neat and substantial manner-- The dble window sashes in the Kitchen to slide. All the rest to hoist with springs. The corner corresponding windows in the wood house to have shutters in the place of sashes to hoist, but to shew on the face as sashes - real sashes are to be in the temporary Kitchen - The necessary jaumb casings & mouldings to receive the plastering are to be put up to all the doors and windows. Single mld six pannel doors thro'out. skirting to receive plastering. Groovd & tongued floor on joists to the 2^d Story- plain stairs of communication to 2^d story.- Hip Roof framed with collar beams (to form ceiling of chambers) shingled in the best manner, finishing upon a brick cornice, with a gutter strip on the top of same & the necessary pass holes. Plain neat mantles where required to fire places--

Privy & Smoke house

The privy to have four holcs. & a tight strong box to Slide under them as a receiver - floor groovd & tongued, jaumb casings to doors of both window skirting. The Roof to the privy & the Smoke house to shew pediment fronts North & South & finished to a brick cornice [?] and shingled. - The necessary centers. to turn arches, lintels &c to be provided & such stud partitions as are in plans--

Carriage house

All the Carpenters work required to this building are stated on the plan, and consist of two large carriage doors front & rear - a circular pediment over the same opened & finished like drawing as a doorway -- Eight stalls with racks & mangers finished as the northern stalls - the floor over the stables to be dropped to afford more head room to the loft - The Roof to be shingled & to shew gable ends finished to a cornice -- Note The rough fencing already done is included in the above contract.

Charles Beck.

It is understood that the said Ainsley is to furnish the said Charles with good & sufficient materials requisite for the completion of the said work, & that the said Charles is to use every reasonable economy in working them up, so that there should not be an unnecessary waste -

And on the part of the said Charles, it is hereby covenanted & agreed with the said Ainsley as follows, to wit - That in consideration of the said sums to be to him duly paid and at the period above recited, he shall & will at his own proper cost and expense provide all the Carpenters work required in the erection of the said buildings, in the best and most workmanlike manner, according to the designs of the said Robert Mills, and agreeably to the schedule hereinto annexed, setting the same in its proper place in the buildings as required and have the same completed in all the month of September in the year 1824, unavoidable delay on accidents excepting---

When the whole work is completed, the balance that may be due the said Charles, amounting according to this contract to the sum of Two thousand five hundred dollars is to be accounted for in the manner before mentioned-

It is understood that the said Charles is to furnish the necessary assistance in laying out the buildings or may be required from time to time by the said Rob^t. Mills-

Should any work stated in the schedule annexed be omitted, or should any be ordered additional, the same is to be valued agreeably to the rest of the work, and as the case may be, the said work so ordered, in writing, to be omitted or added, is to be subtracted from or added to this contract - said order must be given by the said Ainsley or his agent.

In witness whereof the parties have hereinto set their hand and seals the day and year first above written.

Signed in the
presence of
Rob^t. Mills

Ainsley Hall SEAL
Charles M. Beck SEAL

21 mortice locks, best quality plated knobs right & left equally divided

1 Hook bolt D^o D^o to secure a folding door sliding into the wall plated handles as above

1 10 inch front door lock best kind D^o

2 flush spring bolts, brass plate - 2 feet long -

2 D^o D^o D^o 1 ft---D^o

30 set of Inside shutter rings or 120 flush rings. an 30 spring catches to sashes --

290 pr of Inside shutter hinges common size

150 yards sash cord best quality

84 pr sash pulleys brass face D^o

15 pr best quality rising butt hinges for 2 doors

19 pr 5" D^o _common_

4. - 8 inch scotch spring locks brass knobs

4. 7 D^o D^o D^o

S.C.
40. column
3'

24 large Ivory handle or knives	4 pair Carvers
24-[?] D ^o ----- forks	4 Steels
24 Desert----- knives	2 pair Chicken Carver
24 Fish----- forks	

Estimated quantity
of Materials required for the house of A. Hall Esqr--

<u>275</u>	M Bricks	@ \$9	2475-
<u>184</u>	barrels of stone Lime to do	@ \$3.37 1/2	621
<u>100</u>	loads of sand (15 bushels each)	@ 40	40-
<u>166</u>	barrels of stone lime for plastering	\$3.37	560-
<u>250</u>	loads of loamy sand to d ^o	40.	100-
<u>250</u>	bushels of good hair to d ^o	20	50.00
<u>24?</u>	M laths for D ^o	\$2 1/2	60-
10.500	slate for Roof	30	315-
<u>20</u>	M. Cypress shingles	7	140-
<u>156</u>	lights crown glass 12 x 20	75	117-
<u>238</u>	D ^o D ^o 12 x 17	40	142.20
<u>50</u> ft of	D ^o in sheets	35	17.50
<u>165</u>	lights of common glass 8 x 10	10	16.50
<u>80</u>	M feet of timber of every description	\$1 1/4	1000

Copy of the Bill of Lumber for the Main
House of Ainsley Hall Esqr.

Principal House	No. 34 Joist	18 1/2 feet long	3 by 12
	" 2	18 1/2	4 " 12
	" 36	21	3 " 12
	" 4	21	4 " 12
	200 feet running random lengths		<u>4 " 12</u>

Chamber Story	34	18 1/2 feet long	3 by 12
	2	18 1/2	4 " 12
	36	21	3 " 12
	4	21	4 " 12
100 feet running random lengths			4 " 12
Passage or Hall 1 st Story "	18 Joist	13 feet long	3 by 10
Running Floor "	93	18	3 " 10
"	3 Girders	22	10 " 10
"	3	25	10 " 10
200 feet running of raising plate			6 " 5
Roof	4 pieces rafter	18 feet long	5 by 6 x 8
	4	9	10 " 9
	4	25	6 " 7 x 9
	2	12 1/2	8 " 10
	73	19	3 " 5 x 7
	4	25	6 " 8
200 feet running random lengths			5 " 6
20 pieces	13		3 " 5
200 feet random lengths			4 " 8
Portico Roof	10 pieces	15 1/2 feet long	3 by 5 x 7
	13	10	3 " 7
Piazza	8 Columns	11	16 by 16
	16 Beams	13	8 " 8
	43 Joist	14	3 " 8

Cypress

5000 feet random lengths for partition 3 by 4

Lumber

9000 feet Flooring plank	1 1/4 Inch
4000	" 2
1500	" 1 1/2
1000	" 1
1000	" 1 common

Estate of A. Hall

To Halls Kirkpatrick & Co

For the following articles had for New Building
previous to the death of A. Hall

1823

April	5	To Amount paid for loading Manure for Lott	1 25
	17	" 6lbs 12 oz. Cut Nails at 11¢	1 66
	18	" 12--- d ^o " "	1 32
	19	" Well Bucketts " \$2 1/4	4 50
	22	" 17 1/2 ^{lbs} Cut Nails " 11¢	1 92

23	To	3 ^{lbs}	Wrought Nails at 18 3/4¢	3 pr. Hinges @ 37 1/2¢	1 68
29	"	19	pieces paper for Staircase @ \$1	19.	
"	"	3	" " Border /4 Stripes/.	\$2 6.	
"	"	17	" " Blue & Satin damask @ \$2 1/2	44.16	
"	"	3	" " Base & Top Border " \$3	9.	
"	"	21	" " " " & Caped " \$2 1/2	52.50	
"	"	4	" " " " & Borders " 3	12.	
"	"	21	" " Green Stripe Nankeen @ \$3/4	15.75	
"	"	4	" " Top & Base Borders " \$2	8.	
"	"	1	Packing Box	1.	
"	"	28	Barrels Stone Lime	@ \$1 3/4 49.	
"	"	10	Kegs London White Lead	" 4 1/4 42.50	
"	"	110	Barrels Stone Lime	@ 2 35/100 258.50	
"	"	1	" Paris Plaster	5.50	
"	"	21	Pieces Green Stripes	@ \$ 1/4 15.75	
"	"	4	Top & Base Border	" 2 <u>8.</u>	546 66
3	"		Cash paid for Manure		12 "
5	"	"	" " " d ^o		6 "
22	"	"	" " " Well rope		3 80

May	2	To	12 ^{lbs}	Cut & 1 ^{lb}	Wrought Nails	1 47
	5	"	4	"	& 10 ^{lbs} " "	1 94
	9	"		Paid Chappell freight of 38 bbls	Lime 47.50	
	"	"		Paid Hughes " " 5 " "	7.50	
	"	"		Paid Ripley " " 95 " "	<u>142.50</u>	197 50
	10	"		Paid for Nails		4 85
	13	"	17 ^{lbs}	Cut Nails @ 11¢		1 87
	15	"	19 ^{lbs}	" " " 11¢		2 09
	17	"	1	Empty Hogshead		" 50
	17	"	10 ^{lbs}	Cut Nails @ 10¢		1
	21	"	1	Keg Brads 187 ^{lbs} @ 10¢		18 70
	26	"	4	Hogsheads @ \$1/2	6 Galls Whiskey @ 45¢ Oil \$2 1/4	6 95
	29	"	1	Lock " \$1	5 ^{lbs} Nails "10¢	1 50
	30	"	2 ^{lbs}	Cut Nails		20
	31	"	6	" "		60

June	2	"	6	Galls Whiskey @ 45¢	120 ^{lbs} Iron @ 5¢	8 70
	3	"	5	Cut Nails " 10¢		50
	16	"		Cash paid Jesse per Bill		4 31
	18	"		Paid freight of Sundries from Town		13 69
	19	"	2	gallons Lintseed Oil @ \$1 1/4		2 50
	20	"	3	Wash Bowls & 3 Ewars[?] at 2/11 & 1/6		2 81
	11	"		Cash paid Hunkle on account of Lott		607 "
	14	"	"	" " for Shingles		8 "
	19	"	"	" " for d ^o		7 "
	27	"	"	" " for d ^o		7 "
	28	"	"	" " D & J Ewerts a/c		3 94
	30	"	"	" " for Shingles		20

July	7	To	A Hall for articles had for this a/c and charged to his private a/c erroneously		16 50
	10	"	hauling Plaster to Building		1
	17	"	paid for 30 Barrels Lime		49 50
	3	"	Cash paid for 2000 Shingles		7

	16	To Cash paid for 2000 Shingles	7
	24	" " " " " "	7
	28	" " " " " "	7
	"	" " " " " "	1 50
	"	" " " " " digging Foundation	59 37
	30	" " " " " 2000 Shingles	7 "
August	19	" " " freight of 100 Barrels Lime	150 "
"	6	" " " for 1000 Shingles	3 50
"	12	" " " J Phillips for work done	10
"	14	" " " Cleaning Well	3
"	"	" " " for 2500 Shingles	9 12
Cr.			1842 90
Off 2 Barrels Lime taken for use of Stone			11 50
			<u>\$1831 40</u>

Amount paid for this account Since the death of A Hall--

Sept	15	To Amount paid Adam & Isaac painting 15 days	15 "
Oct	23	" " paid Cleaning Well	4 "
Nov.	12	" " paid for Sandpaper & Turpentine	" 75
	17	" " paid expenses on Shipments of Glass per Phoebe	26 97
	19	" " paid for 2 pr. Hinges	" 50
	"	" " paid J Warner for Plastering per receipt	87 66
	29	" " paid Gure for Hair	11 50
Dec	8	To Amount paid for 5lbs Nails	11 63
	27	" " paid freight of 6 Boxes & Crate Glass	4 60
	29	" " paid W Hall for hauling per receipt	322 83
	31	" " paid for Sundries had from the store during the year per receipt	187 67
<u>1824</u>	"	" " paid J. K. Jones for 2500 Bricks	17 50
Jany	5	" Cash paid S Pearce's account	13 75
	7	" do paid McQuilters account	7 55
	16	" do paid A L Lomis account	167 87
	"	" do paid Sandersons account	67 82
	20	" do paid Joseph Howells account	13 25
	22	" do paid Y L Robinsons account	124 45
	"	" do paid W E Hayne account	2678 30
July	6	" do paid R Caldwell account	7 75
"	17	" do paid Crawford account	11 37
March	4	" do paid John R. Howell account	81 35
April	29	" do paid A L Lomis account	44 75
"	21	" do paid J. R. Howell account	90 25
July	10	" do paid M. Lookers account	110 50
"	17	" do paid J. A. Crawfords account	4 40
"	24	" do paid D. Wilsons account	74

July	24	To	Amount paid E Daniels Lumber account	1113	75
August	18	"	do paid A & W Brown on a/c of work at Building	496	22
"	"	"	do paid Charles Beck " " " " " "	3858	70
"	"	"	do John Davis " " " " " "	1228	70

1824

Sept	11	To	Cash Paid Gilhully his account	9	--
	7	"	do Paid Lomas his do	11	50
	23	"	do Paid Young his do for Lumber	41	19
	30	"	do Paid Patton his do for Lime	7	--
Nov	19	"	do Paid Simpson his do for Lumber	57	06
dec	13	"	do Paid J.R. Howell his " for Lumber	24	56

1825

Jany	3	"	do Paid Johnson his do for Sash Weights	103	50
	"	"	do Paid S Pearce his do for laying pipe	164	75
	7	"	do Paid Simpson his do for Lumber	5	40
	7	"	do Paid Law & Ellison do for Sundries	4	85
	24	"	do Paid A. L. Lomis his do for Blacksmithwork	31	88
	28	"	do Paid for Copper & Lime per receipt	183	50
Feby	3	"	do Paid Cotchitt & M Iver their account	629	57
	8	"	do Paid Patton for 7 Cask Lime	24	50
March	7	"	do Paid " freight of 10 Cask Lime	12	50
	12	"	do Paid Insurance on Building	110	37
April	29	"	do Paid A & W Brown balance in full for Stone Work done at Building	846	31
May	3	"	do Paid John Davis balance in full for Brick Work done at Building	1597	50
	24	"	do Paid W E. Hayne his account for Bricks	602	43
	25	"	Amount of Hardware ordered from England for Building per Invoice	725	62
June	6	To	Cash Paid Beck balance in full of Wood Work done at Building	1558	23
				19456	96 1/2

1824

Sept	18	Amount received from S Pearce for Sheet Iron	<u>42 60</u>
			19414 36 1/2

MASONRY AGREEMENTS

There are two agreements between Ainsley Hall and John Davis for masonry work. One, dated April 4, 1823, is for the brickwork and slating; the second, for floor tiles, is dated April 6, 1822 (or should this be 1823?). Note that Hall has protected himself with the provision that Davis will deduct 25 per cent from the whole contract price if the brickwork is not completed on time. This resembles the "liquidated damages" feature of modern contracts.

Articles of an Agreement entered into this fourth day of April 1823 between Ainsley Hall of the one part and John Davis of the other part, both of Columbia - Whereas the said Davis has this day agreed to lay in Lime Mortar any quantity of Bricks which the said Hall may want in the Buildings he is now about to erect, cut & joint the arches, in short do all the work in that way needful and necessary which may be required by the said Hall for which the said Hall agrees to allow the said Davis three Dollars per thousand Kiln Count - all to be done in the very best possible manner - and the work is not to be left by said Davis till entirely finished and completed as above agreed upon the said Davis also agrees to slate the roof - and warrant it free from leaking at the date of . . . [blank] . . . all of which work when so done the said Hall agrees to pay the said Davis either in discount of Debts by said Davis or in good promissory Notes in witness whereof the parties have hereunto set their hands & Seals - the day and date above written.

John Davis
Ainsley Hall

It is also further agreed upon by said Davis and he binds himself accordingly to commence and have finished the dwelling House of said Hall and to superintend the same daily himself on or before the 15th October. In failure of any part of this or the above contract the said Davis binds himself to deduct 25 per Cent from the whole of the above Contract. In witness whereof he has this day put his hand and seal. The said Hall obligating himself not to detain said Davis for any materials or Carpenter work Columbia July 11th 1823.

John Davis
Ainsley Hall

Columbia 6 April 1822

I hereby agree to pave the four Lower Rooms and Piazza passage at Mr A Halls House with Nine Inch Tiles at the rate of Fifteen cents per Square foot in the best workmanlike manner to be rubb'd & jointed

John Davis

MISCELLANEOUS ESTIMATES

There are two estimates signed by Rob^t Mills, one for a frame gardener's house with schedule of materials, dated July 3, 1823, and an undated estimate of bricks for the house and for a wall around the property.

July 3. 1823

My dear Sir

Annexed you will find an estimate of cost in detail of your gardeners house proposed to be of wood size 26 x 12. 9ft high with a chimney in

S.C.
40 Column
3

15

the middle not lined inside - one floor, 2 windows & two doors - The whole cost will probably not be over \$170 namely

Bill of Scantling, lumber nails & Ironmongery	\$74.--
D ^o of Carpenters work-----	70 --
Bill of Bricks 2 bricklayers work-----	26 --
	<u>\$170</u>

Bill of Scantling & Lumber &c

No. 16 joists lower floor	12 ^{ft} long	3 x 9
14 D ^o Ceiling	12 1/2	3 x 6
75 ^{ft} runing of ground sill	2 pieces 2 pieces	8 x 8
	26 ft 12	
2 plates-----	26 ft long	4 x 6
2 D ^o -----	12 D ^o	4 x 6
4 corner posts	10 D ^o	4 x 6
1000 ft sheathing and roofing		3 x 4
2500 shingles		
2 M feet of inch plank for floors, weatherboarding &c		

Bricks & Ironmongery

2500 Bricks
60 wt of Nails
1 lock - 4 pr. hinges
1 Bolt & 2 shutter hooks

Carpenters work

18 square of framing of every kind	1 50/100	\$27.0
15 D ^o of weatherboarding, flooring & shingling	2	30 --
82 ^{ft} running of cant board and barge bd at eave	5/100	4.10
70 ^{ft} Skirting	3/100	2.10
no. 2 Doors, & 2 Windows with casings complete	1 50/100	6.--
no. 2 steps to doors	.40	.80
		<u>\$70.00</u>

A Brick fence 417 ft long and 1 1/2 bks thick & 6 ft height besides an allowance of 1 ft for foundations will take 64,821 Bricks which (laid in clay pointed) at \$12 cost \$777.85

A wooden fence at 37 1/2 cts per foot running 417 feet long, 6 ft high,	
Carpenters work -----	\$156.37 1/2
3 M feet of plank -----@ 12 1/2-----	37.50
53 posts to d ^o best kind 30 cts	15.90
1300 ft of 3 x 4 scantling for rails @ 1.25	13.50
600 yards painting @ 15 cts	90.
40 wt of nails @ 10	4.
	<u>\$317.27 1/2</u>

Respectfully dear sir yours

A. Hall Eqr.

Rob^t Mills

SC
40-Column

Dear Sir:

From the estimates made of the number of [?] bricks as would require for your house I found that with economy 45M would be necessary.

ft.
The Wall of enclosure 407 long and 8 1/2 ft. high including foundations & 1 1/2 B^{ks}. thick I found would take 73 M Bricks & 40 Barrels of lime. if built only 1 B^k. thick & with piers, 1/3^d off the number full would do-- The Wall from the Stable to the Wood house making up 120 ft in length 7 1/2 ft high including foundations & done in this latter way will take 12 M Bricks & 7 Barrels of lime

respectfully dear Sirs
yours

Robt Mills

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This fine early nineteenth-century mansion is one of Architect Robert Mills' most important residential designs.
2. Condition of fabric: Poor. To be restored 1964.

B. Technical Description of Exterior:

1. Over-all dimensions: 51'-1 1/2" x 46'-0"; two stories on a raised basement; three bays front and rear, four bays on sides; rectangular layout.
2. Foundations: Brick.
3. Wall construction: Red brick laid in Flemish bond. Raised basement painted white. String course front and sides between first and second stories.
4. Structural system: Brick bearing walls, wooden beams.
5. Porches:
 - a. Front porch: Two-story raised projecting pedimented tetra-style Ionic portico; columns are of stuccoed brick with Ionic capitals and simple bases; brick arcade supports portico; simple wrought-iron railing; plain pediment.
 - b. Rear porch: Raised arcaded porch across rear; seven arches with center arch slightly larger; one column missing; simple wooden Tuscan columns; simple railing now missing; paneled wooden ceiling; new cement floor, lowered somewhat from original frame floor; porch supported on seven-arch brick arcade; modern cement stairs to porch.

SC
40-6054
3

6. Chimneys: Two plain brick chimneys.

7. Openings:

a. Doorways and doors:

- (1) Front door: Double, four-panel doors with side lights and elliptical fanlight with radiating muntins.
- (2) Rear door: Two, six-panel doors set in concave recess with ribbed arched form over the door; between the two doors is an arch-headed semicircular niche. Doors set in paneled reveals. Additional doors on first floor, left side, and also in basement on all four sides.

b. Windows and shutters:

- (1) Front (first story): Blind-arched windows (set in arched recesses) flank door; six-over-six light, double-hung wooden sash.
- (2) Rear (first story): Flat-headed "Venetian windows" with pilaster trim flank doors (six-over-nine lights in center; two-over-three lights on sides; double-hung wooden sash).
- (3) Rear (second floor): Three, flat-headed "Venetian windows" with double-hung sash (six-over-six and two-over-two lights) and simple trim. The remaining windows on sides and second-floor front have six-over-six lights and double-hung wooden sash. No shutters.
- (4) Basement: Small, three-over-three light windows.

8. Roof:

- a. Shape, covering: Truncated hipped roof with standing-seam tin roofing.
- b. Cornice: Simple molded wooden cornice with wide fascia in stucco below.
- c. Dormers, cupolas, towers: None.

C. Technical Description of Interiors:

1. Floor plans:

- a. First floor: Central hall with curved back end (stairs off from left center) extending to the center of the house; four rooms (one each corner) with the two rear rooms having curved ends.

- b. Second floor: Hall in center of house (stairs left center); four rooms, one in each corner, plus two that have apparently been partitioned off from the hall.
- c. Ground floor: Central hall (front to rear); four rooms, one in each corner.
- 2. Stairways: Located at right angle to central hall (at left center of house); one run to first floor, two runs to second. Simple railings and balusters. First-floor run has scroll trim.
- 3. Flooring: Wooden boards. First-floor central hallway flooring is matched.
- 4. Wall and ceiling finish: Plaster; no fancy work or cornices.
- 5. Doorways and doors: Generally six-paneled doors set in paneled recesses; pilaster trim. A pair of sliding five-paneled doors with pilaster trim between two rear first-floor parlors.
- 6. Decorative features and trim: Arched, rounded plaster niches in first-floor hall. Windows have folding inside shutters in four parts that are housed in molded and pilaster projecting trim. Recessed panels below some windows.
- 7. Notable hardware: House originally had silver-plated door sets.
- 8. Lighting: Electric.
- 9. Heating: Several simple wooden fireplace mantels remain. They are in the Federal style and have pilaster sides.
- D. Site:
 - 1. Orientation: Located on a full city block.
 - 2. Outbuildings: Several buildings erected by seminary now demolished. Original outbuildings demolished.
 - 3. Landscaping: Mature trees, shrubs, large lawn; block enclosed with a low fence.

Prepared by James C. Massey, Architect
National Park Service
April 1960 and March 1964